

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****APRIL 28, 2010**

APPEAL #18833 - Carmela Miluso, variance 70-40.C & 70-41 to permit alteration & addition to a single family dwelling with insufficient front & aggregate side yard setbacks; W/side #100 Fairfield Ave., 320' N/of Harbor Hills Dr., Port Washington, Sec. 4, Blk. 6, Lots 37-40, R-B District.

APPEAL #18834 - Peter Cincu/Philippe Ohanessian variance 70-42 to permit the maintenance of a deck in a required rear yard setback; S/side #24 Radcliff Ave., 73.36' E/of Oakland Ave., Port Washington, Sec. 4, Blk. 21, Lots 46 & 50. R-B District.

APPEAL #18835 - Owen Costello, variance 70-100.2.A(2) to permit the erection of a fence exceeding past the front house line; S/W/cor. #92 Mackey Ave. & Pine St., Port Washington, Sec. 5, Blk. 76, Lot 417, R-B District.

APPEAL #18836 - Renee Becker, variance 70-100.2A(2)(4) to permit the maintenance of a fence exceeding height & extending beyond the front building line; N/side #11 Coventry Ave., 127.90 E/of Willis Ave., Albertson, Sec. 9, Blk. 95, Lot 66, R-C District.

APPEAL #18837 - Hope Alfieri, variance 70-100.2G to permit the maintenance of a portable shed with insufficient side yard setback; W/side #288 Rushmore Ave., 130' N/of Twelfth St., Carle Place, Sec. 10, Blk. 269, Lot 28, R-B District.

APPEAL #18838 - Walter T. Gorman, PE/Exxon Mobil Corp., variances 70-103.F.M & 70-203P.(2)(f) to permit the maintenance of a convenience store in a service station, (Exxon/Mobil) with insufficient number of loading zones, parking within a front yard & insufficient landscaping; S/W/cor. #225 Willis Ave. & Powerhouse Rd., Roslyn Heights; Sec. 7, Blk. M, Lot 757, B-A District.

APPEAL #18839 - NHP Union LLC (Starbucks Coffee), conditional use 70-139.A & variance 70-103.A to permit the renewal of a prior approval for a coffee shop (Starbucks) with insufficient parking & food use; S/W/cor. 1596 Union Turnpike & New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 117-1, Lots 1-6, 18-31 & 117; B-A District.

APPEAL #18840 - Westbury Motel/Leach & Powers, LLC, Holiday Inn, variance 70-196.J.2.b to permit the replacement of a ground sign exceeding the permitted height & area; N/side #369 Old Country Rd., 455' W/of Carle Rd., Carle Place, Sec. 10, Blk. 288, Lot 47, B-A District.

APPEAL #18841 - WS Carle Place Associates/7-Eleven, Inc., conditional use 70-126.F to permit conversion of an existing gas station to a food service use; N/E/cor. #241 Glen Cove Rd. & Westbury Ave., Carle Place, Sec. 10, Blk. 349, Lots 11 & 12, B-A District.

APPEAL #18842 - Loni Jo Metal Corporation, conditional use 70-187.K & variances 70-103A & F, 70-192.B, 70-194, 70-212B & 70-215 to permit the maintenance of an unprotected metal building, out door storage of supplies & materials, fence exceeding the height, insufficient parking & loading zones; W/side #69 Kinkel St., 100' S/of Main St., Westbury, Sec. 11, Blk. 75, Lot 79, I-B District.

APPEAL #18843 - The TJX Companies/Kimco Realty(Marshalls), variance 70-196.J(1f) to permit the erection of walls signs facing a parking area & exceeding the permitted height; S/side #1380 Northern

Blvd., W/of Shelter Rock Rd., Manhasset, Sec. 3, Blk. E, Lots 79, 484, 1121, 1125 & 1126, B-A District.

APPEAL #18844 - Kwang-Youl Youm, request for a determination under 70-225 to review the Notice of Violation issued by the Building Official or in the alternative a variance of section 70-0203.J to permit the maintenance of a vehicular entrance with insufficient setback to the street line; W/side #270 Denton Ave., S/of 8th St., New Hyde Park, Sec. 9, Blk. 550, Lot 33, I-B District.

ADJOURNED CASE

APRIL 28, 2010

APPEAL #18800 - Ebrahim Molmed, variances 70-30.B & 70-208.F to permit maintenance of additions & alterations to a non-conforming dwelling with insufficient front yard setback; S/side #30 Reid Ave., 100' W/of Carlton Ave., Port Washington, Sec. 5, Blk. 60, Lot 106, R-A District